

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 455 OSCEOLA ROAD; (BRENT HARRISON, APPLICANT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

**Agenda Date** 05-19-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 455 OSCEOLA ROAD; (BRENT HARRISON, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 455 OSCEOLA ROAD; (BRENT HARRISON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

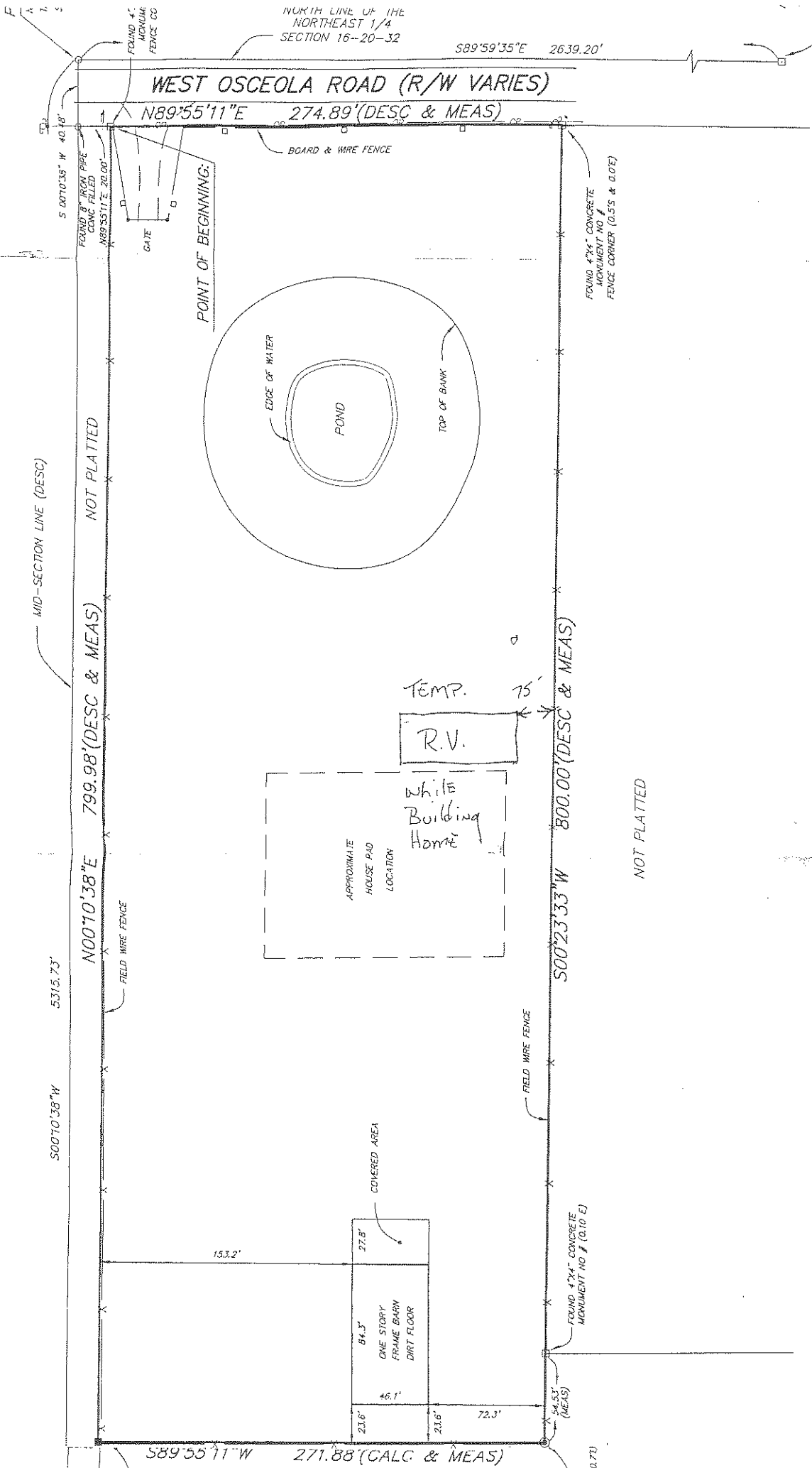
(Commission District #2, Morris)

(Earnest McDonald, Principal Coordinator)

GENERAL INFORMATION	BRENT HARRISON 455 OSCEOLA ROAD GENEVA, FL 32732		A-5 DISTRICT, LDC SECTION 30.103 (A-5 LIMITED USES) & 30.123 (A-1 LIMITED USES)		
BACKGROUND / REQUEST	<ul style="list-style-type: none"><li>THE APPLICANT PROPOSES TO TEMPORARILY OCCUPY A RECREATIONAL VEHICLE IN THE A-5 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS CONSTRUCTED.</li><li>THE TEMPORARY OCCUPANCY OF RECREATIONAL VEHICLES IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT.</li></ul>				
ZONING & FLU	DIRECTION		EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE		A-5	RURAL-5	VACANT
	NORTH		A-5	RURAL-5	SINGLE-FAMILY
	SOUTH		A-5	RURAL-5	VACANT
	EAST		A-5	RURAL-5	SINGLE-FAMILY

	WEST	A-5	RURAL-5	VACANT
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"><li>• SHOULD THE BOA APPROVE THE REQUEST, THE APPLICANT WOULD BE REQUIRED TO SECURE A BUILDING PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON THE PROPERTY PRIOR TO PLACING &amp; OCCUPYING THE PROPOSED RECREATIONAL VEHICLE.</li><li>• THE PROPOSED SINGLE-FAMILY RESIDENCE WOULD HAVE TO BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE RECREATIONAL VEHICLE IS ON THE PROPERTY.</li><li>• GIVEN THE TEMPORARY NATURE OF THE REQUEST AND THE IMPOSITION OF THE REASONABLE CONDITIONS STATED IN THIS REPORT, STAFF DOES NOT BELIEVE THE PLACEMENT OF A RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY WOULD BE DETRIMENTAL TO THE RURAL CHARACTER OF SURROUNDING SINGLE-FAMILY DEVELOPMENT.</li></ul>			
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• THE APPLICANT HAS SATISFIED THE STANDARDS FOR THE GRANT OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED, CONFORMITY WITH THE COMPREHENSIVE PLAN, AND ADHERENCE TO THE FOLLOWING LAND DEVELOPMENT CODE STANDARDS:<ul style="list-style-type: none"><li>○ A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE.</li><li>○ THE RESIDENCE SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS ON THE PROPERTY.</li><li>○ THE PLACEMENT &amp; OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR &amp; SHALL BE RENEWED FOR AN ADDITIONAL PERIOD OF ONE (1) UPON APPROVAL BY THE BOARD OF ADJUSTMENT.</li><li>○ PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE &amp; METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.</li><li>○ THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.</li></ul></li></ul>			

( IN FEET )  
1 inch = 60 -ft.



**LEGEND:**

- CHLORIDE PIPE
- CONCRETE PIPE
- CONCRETE LIGHT POLE
-

**NOTES:**

- BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 20, SOUTH, RANGE 32 EAST, BEING SOUTH  $00^{\circ}10'38''$  WEST, ASSUMED DATUM.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NO.12117C0070 E, MAP REVISED APRIL 17, 1995

**CERTIFIED TO:**  
KENNETH R. & TOR  
SOUTHERN STEWAR  
SHIRLEY R. PICKFOL

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On May 19, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 16 TWP 20S RGE 32E BEG 40.46 FT S & 20 FT E OF N ¼ COR RUN  
E 274.89 FT S 800 FT W 271.68 FT N 799.89 FT TO BEG

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** KENNETH R. & TORI L. JACOBS  
201 E 7<sup>TH</sup> ST  
CHULUOTA, FL 32766

**Project Name:** 455 OSCEOLA ROAD

**Requested Development Approval:**

1. SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT), AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Earnest McDonald  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. A building permit shall be secured prior to placement and occupancy of the proposed recreational vehicle.
2. The residence shall be actively under construction and inspection during the period the proposed recreational vehicle is on the property.
3. The placement & occupancy of the proposed recreational vehicle shall not exceed one (1) year & shall be renewed for an additional period of one (1) upon approval by the board of adjustment.
4. Prior to final inspection of the residence, the property owner shall furnish the planning division with acceptable evidence as to the date & method that the proposed recreational vehicle will be removed.
5. The proposed recreational vehicle shall be removed within thirty (30) days the issuance of the final certificate of occupancy for the residence.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

FILE #

BM2003-003

DEVELOPMENT ORDER # 03-31000003

Done and Ordered on the date first written above.

By: \_\_\_\_\_

Matthew West  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

**COMES NOW**, the owners, Kenneth R. & Tori L. Jacobs, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Kenneth R. Jacobs,  
Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Tori L. Jacobs,  
Property Owner

STATE OF FLORIDA     )

COUNTY OF SEMINOLE    )

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: